



1 Mayfield Road
Hasbury
Halesowen,
West Midlands B63 1BQ

Guide Price £255,000

...doing things differently

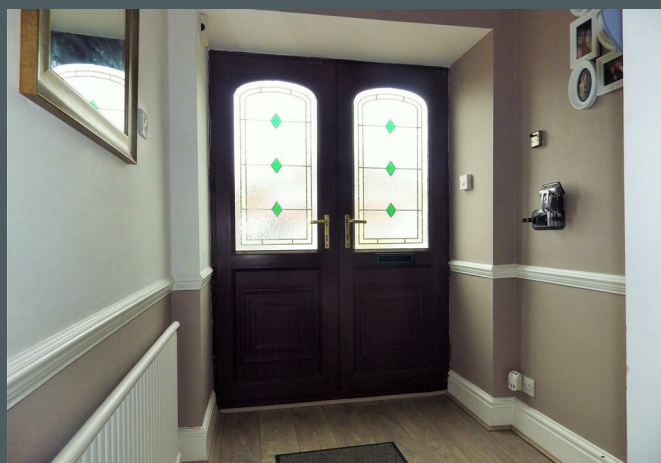


"PERFECTLY POSITIONED MUCKLOW SEMI" Located at this well established and sought after address within close proximity to good local schools and within a five minute drive to Clent Hills this improved and extended three bedroom Mucklow style semi must be viewed to be appreciated. The house now comprises a block paved driveway providing ample parking leading to an integral garage, welcoming reception hall, super open plan lounge diner leading to a rear facing conservatory, extended breakfast kitchen, three good sized bedrooms and fabulous refitted family bathroom. With a low maintenance rear garden enjoying far reaching views over surrounding fields and woodland and providing the ideal space to entertain, this fabulous family home ticks all the boxes. Internal inspection is absolutely essential; please call the office to avoid disappointment. PS 18/9/19 V3 EPC=D



Lex Allan Grove loves...
the open plan lounge
diner







Location

Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway giving access to the greater motorway network all around the West Midlands. The History of Halesowen stems back as far as the Anglo Saxons and it was listed in the Domesday Book as being larger than Birmingham. It forms part of the southern edge of the Black Country and during the industrial revolution it became synonymous with nail and screw making, an industry that still survives to a lesser extent today. Despite its proximity to the Black Country it still retains areas of beauty and Grade I listed Leasowes Park is thought to be one of the first natural landscape gardens in England. In certain areas the town is predominated by a vast array of Victorian houses but further development during the 1960's and 70's saw the building of several large housing estates. It has a number of highly sought after schools primary and secondary schools. Whilst Halesowen no longer has a train station of its own the Worcester to Birmingham line passes along the northern edge of its boundary and the stations of Cradley Heath, Old Hill and Rowley Regis are all within a few miles of the town centre. Halesowen bus station is a busy interchange and regular service runs to Birmingham City Centre.

Approach

Via block paved driveway to front with gravelled fore garden leading to gated access to side, integral garage and main entrance door opening into:

Reception hallway

Having obscured double glazed main entrance door to front, central heating radiator, stairs to first floor accommodation with under stairs store cupboard, doors leading off to open plan lounge diner and extended kitchen diner to rear.









Open plan lounge diner 11'5" x 24'7" (3.5 x 7.5)

Double glazed bay window to front, further double glazed French doors to rear opening to conservatory, feature decorative inset gas fire to chimney breast, part split tiling decoration to walls, timber effect laminate flooring throughout.

Conservatory 9'10" x 12'5" (3.0 x 3.8)

Having double glazed windows to rear and to side incorporating double glazed French doors to rear and tiled flooring.

Extended kitchen diner 13'1" max 10'9" min x 14'1" (4.0 max 3.3 min x 4.3)

Double glazed window to rear, central heating radiator, range of grey high gloss wall mounted and base units with work surface over incorporating a one and a half bowl stainless steel sink, drainer and mixer tap over, integral electric oven and grill, four burner electric hob with feature splashback and extractor hood over, integral dishwasher, space and plumbing for washing machine, breakfast bar seating area with split tiling to splashback areas and vinyl flooring.

First floor landing

Doors radiating to:

Bedroom one 13'1" x 11'5" (4.0 x 3.5)

Double glazed bay window to front, central heating radiator.

Bedroom two 10'9" x 10'9" (3.3 x 3.3)

Double glazed window to rear, central heating radiator, range of fitted wardrobes.

Bedroom three 8'10" x 14'9" max 11'1" min (2.7 x 4.5 max 3.4 min)

Double glazed window to front, central heating radiator, built in store cupboard, wood effect laminate flooring.

House bathroom

Obscured double glazed window to rear, wall mounted ladder towel radiator, white bath suite comprising of panelled bath with mixer tap and gas powered shower over, wash hand basin in vanity unit with mixer tap over, low level close coupled dual flush w.c., part tiling to walls and tiled flooring.

Integral garage

Having door to front and housing wall mounted combination boiler.

Rear garden

Low maintenance garden situated on four levels comprising a mixer of artificial turf, paving and decked areas with beds and borders laid with bark chipping housing a variety of plants and shrubs and having timber fencing to enclose.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

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Grove**

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